

ITEM 7-D

HISTORICAL ADVISORY BOARD AGENDA REPORT

DATE: December 1, 2011

TO: HONORABLE CHAIR AND MEMBERS OF THE HISTORICAL ADVISORY BOARD

From: Margaret Kavanaugh-Lynch,
Planning Services Manager

Date: December 1, 2011

Re: **Restoration Review – Applicant: Dominic Chan Nguyen - 500 Central Avenue.** Modification of the approved restoration plans for 500 Central Avenue.

BACKGROUND

In 2005, work was commenced at the subject property without benefit of permit. A code enforcement case was opened and it was found that this building listed on the Historic Building Study List had been demolished greater than 30% of its value, qualifying as a technical demolition. At the December 2005 HAB meeting, as a remedy to the illegal work completed and to restore the building back to its original architectural status, the project was required to apply for and receive a HAB Certificate of Approval. Preliminary restoration plans were brought to the HAB for review to ensure the repairs were completed consistent with the Department of Interior's Standards for the rehabilitation of historic structures.

At the February 22, 2006 HAB meeting, after months review and dialogue, the Board approved a rehabilitation plan for use in the reconstruction of the building. Building plans reflecting the approved rehabilitation plan were submitted to the City on October 4, 2007.

DISCUSSION

The applicant is proposing modifications to the approved rehabilitation plan. All exterior work on the building has been stopped until this modification has been considered by the members of the Board.

The applicant noted the following proposed changes:

1. Relocate three windows at the right (west) side of the building to the original location.
2. Keep the existing wood shingle siding at the right (west) side of the building.
3. Replace existing 7/8" x 9 3/8" wood siding with new 5/8" x 7 3/8" wood siding to match as much as possible.

Staff compared the plans submitted for review by the HAB with the last approved plans of October 4, 2007 and found other changes made that the HAB should also consider as part of the application.

The changes include: (page A2)

1. Addition of attic window on the (rear) south elevation.
2. Modification of siding from existing 7/8" x 9 3/8" wood siding with new 5/8" x 7 3/8" wood siding on the rear elevation.
3. Addition of new opening on rear elevation – ground floor.
4. Modification of trim from 1 x 6 to 1 x 8 on building edge.
5. Modification of trim from 1 x 6 to 1 x 4 around window openings.

Modifications to the Elevation Notes include:

1. In #2 the word "double" was removed and replaced with the word, "single."
2. in #3, the words "heart of redwood" were removed and replaced with the words "redwood, cedar wood or pine wood".
3. In #4, the words "5/8" x 7 3/8 or 7/8" x 9 3/8" wood siding has been added. In addition, "cedar and pine" were added to the types of acceptable wooden material.
4. In #11, "existing single hung" was added and " new double hung" was removed. In addition, "clear all heart wood" was removed and replaced by "redwood or cedar."

In addition, the west elevation has been modified from lap siding to wood shingle approximately on approximately 2/3rds of the elevation.

On page A3, the changes to the Elevation Notes include:

1. In #2 the word "double" was removed and replaced with the word, "single."
2. In #3, the words "heart of redwood" were removed and replaced with the words "redwood, cedar wood or pine wood".
3. In #4, the words "5/8" x 7 3/8 or 7/8" x 9 3/8" size wood siding has been added. In addition, "cedar and pine" were added to the types of acceptable wooden material.
4. In #11, "existing single hung" was added and " new double hung" was removed. In addition, "clear all heart wood" was removed and replaced by "redwood or cedar."

Changes to the north elevation include the removal of the text, "existing original horizontal redwood siding to be restored to original." Also added is the text, "existing wood shingle to remain."

The changes to the side (east) elevation three additional references to the original siding have been added and two new down spouts are also proposed.

A copy of October 4, 2007 plans will be available at the meeting, along with material samples of the proposed siding.

RECOMMENDATION

Staff recommends that the Historic Advisory Board review the revised plans and documents and provide comments to staff.

RESPECTFULLY SUBMITTED BY:

MARGARET KAVANAUGH-LYNCH
PLANNING SERVICES MANAGER

Attachments:

1. Plans for restoration of 500 Central Avenue, submitted November 8, 2011